

Fallston Community Area

Community Character

The Fallston Community Area is located on the western edge of Harford County. It is generally bounded by the Harford County/Baltimore County line at Little Gunpowder Falls to the south and west, Jarrettsville Pike, Furnace Road, and MD Route 23 to the north, and Grafton Shop Road, Winters Run, Old Joppa Road, and Jerusalem Road to the east. Predominantly rural in character, the community contains large areas of Rural Residential development, operating farms, and some limited commercial development.

In the 2000 Census, the Fallston Area had a population of 17,199, which is 7.9% of the County's total population (Figure 54). Between 1990 and 2000 the population of the area increased by 2.7%. All of the population age groups declined except for the 10 - 14 age group and those 50 and above. The 10 - 14 year old age group grew by 23.7% increasing from 1,222 to 1,511. The population 50 and above increased by 44.7 % going from 4,127 to 5,971. The largest decrease occurred in the 20-34 age group whose numbers declined by 36.6% going from 2,911 to 1,846. During the same time period, the number of households increased by 9.8% going from 5,370 to 5,894.

Fallston Demographic Profile: 1990 – 2000

	1990	2000	Percent Change
Total Population	16,745	17,199	2.71%
Total Households	5,370	5,894	9.76%
Median Household Income (in current \$)	\$59,145	\$78,175	32.18%
Employment	5,135	6,952	35.38%
Population By Race / Hispanic Origin			
White	16,409	16,703	1.79%
Black	107	147	37.38%
American Indian/Alaska Native	36	27	-25.00%
Asian/Hawaiian/Pacific Islander	169	179	5.92%
Other	24	24	0.00%
Population of 2 or more Races	NA	119	NA
Hispanic Population	102	143	40.20%

Figure 54

Throughout the County, household income is up 37%. The median household income for this area grew 32% in the last decade from \$59,145 to \$78,175. Households in this community earning over \$100,000 a year increased by 145%, while households earning less than \$75,000 a year decreased by 28%. Total employment in this area increased by 35% from 5,135 to 6,952.

Primary land use designations within the Fallston Community Area are Agriculture and Rural Residential, with a narrow arm of the Development Envelope extending along U.S. Route 1 towards Baltimore County. The Rural Village of Upper Cross Roads, located at the intersection of MD Routes 152 and 165 and the Neighborhood Center at Fallston Mall provide basic goods and services to area residents. Promoting orderly, low density residential growth, four large pockets of Rural Residential land use are interspersed throughout the planning area. They are located at the northernmost end of the planning area, east of MD Route 152; surrounding and to the northwest of Upper Cross Roads; along MD Route 152 between Watervale and Pleasantville Roads; and on either side of MD Route 152 south of U.S. Route 1.

Winters Run and Little Gunpowder Falls are two important natural features that define the Fallston area landscape. The topography of the area consists of rolling hills and a ridge dividing the community area lengthwise, into the Winters Run and Little Gunpowder Falls Watersheds. Winters Run is a major tributary draining to the Bush River, and is addressed in the Bush River Watershed Management Plan, completed in 2003. Due to the low intensity of development in a majority of the Winters Run Watershed in the Fallston area, much of the watershed is identified in the Watershed Management Plan as having high quality streams and good biodiversity; however, agricultural activities have impacted a portion of the watershed. The designation of the Water Source Protection Area in the Winters Run watershed reflects the continuing need to protect the quality and safety of surface and subsurface waters which are used to supply public and private water for portions of the County and the Town of Bel Air. In contrast, the area surrounding Little Gunpowder Falls in this planning area is almost completely incorporated into Gunpowder Falls State Park which affords State protection to this valuable natural resource. Forested areas exist along the steeper valley slopes of Fallston's many small tributaries, along Winter's Run, and within the State Park.

The Quaker settlement at "Old Fallston" is one of the oldest historical components of the planning area. Completed in 1884, the Maryland and Pennsylvania Railroad crossed the middle of the area from Little Gunpowder Falls to Fallston to Vale, connecting Baltimore to York, Pennsylvania. This railroad provided market access for dairy products from area farms. Significant farmhouses, outbuildings, mill sites, and churches remain throughout the area. The small, historically significant crossroads settlements of Vale, High Point, Pleasantville, and Wilna are also located within this planning area.

Agriculture remains an important part of the Fallston community. Preservation efforts were enhanced with the designation of the Manor Conservancy Rural Legacy Area. This Rural Legacy Area, which encompasses parts of Baltimore and Harford counties, was established in 2001. The primary agricultural production in this community is grain; however, several dairy and beef operations are located here as well. The blend of rural residential development and farming operations complements the rural nature of the Fallston community.

Located on the western edge of the County, the community is serviced by a network of highways, which provide access to the attractions and employment markets within the Baltimore area. Passing through the bottom portion of the Fallston Community Area, U.S. Route 1 is a major thoroughfare into Baltimore from Harford County. One defining route for the Fallston Area is MD Route 152, which follows the ridge between watersheds and divides this planning area. Many of the recent residential developments in the Fallston community are directly and indirectly tied to this major

arterial road. Additional State Routes include 165 and 147, as well as 146 and 23, the two latter of which comprise segments of the community area boundary. The older County roads within this planning area provide insight into the area's historical road system.

The primary commercial district in the Fallston community is located along the U. S. Route 1 corridor and is within the County's Development Envelope. However, this area has experienced an influx of residential development due to redevelopment of the old Fallston Hospital site.

The Rural Village of Upper Cross Roads and two small commercial areas -- one at the intersection of Pleasantville Road and MD Route 152 and one at "Old Fallston" centered around the Fallston Post Office -- supply smaller scale retail needs and provide community focal points for the residents of the Fallston Community Area.

The community contains several important public and private facilities. Public facilities include the Youth's Benefit Elementary School, the Fallston Middle and High Schools, a public library branch, and several large recreational facilities. Based on the October 2003 amendment to the Annual Growth Report, Fallston Middle School exceeds the APF standards for capacity while Youth Benefit and Fallston High School are below APF capacity standards. A Volunteer Fire and Ambulance Company with two stations provide emergency services to the Fallston Community. The community is also serviced by a number of religious organizations and a private airport.

Plan for the Area

The plan for the Fallston Community Area is to foster continuation of existing agricultural, residential, and commercial development activity in its current configuration. The intent of the Rural Residential areas is to encourage orderly residential development in areas not serviced by public water and sewer. These areas are planned to help protect the rural character of Fallston by providing a transition from the Development Envelope to the rural areas. Based on this concept, the Plan does not support expansion of the Rural Residential areas. Studies also indicate that there is sufficient capacity to meet projected growth needs, therefore, expansion of the Development Envelope and Rural Villages is not supported by this Plan.

In addition, areas presently defined for commercial use are deemed adequate to meet the immediate and foreseeable future retail and service needs of the community. No additional commercial zoning will be supported within this community area unless, upon further analysis, it is determined that there is a need for additional commercial land. Any additional zoning changes will also be subject to a technical analysis to ensure that the proposed change will not generate adverse impacts in the community.

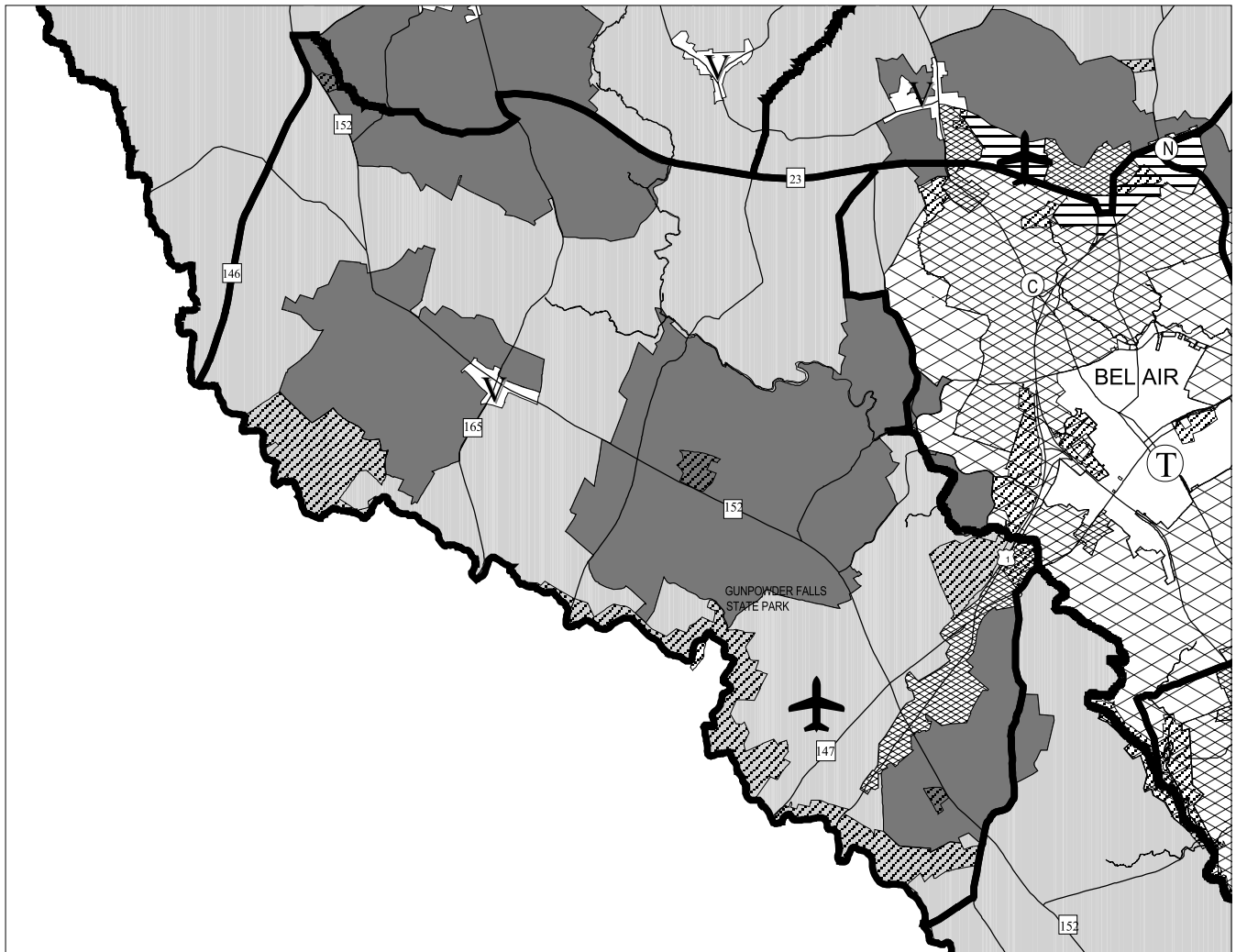
While the overall population growth in this area is less than some of the surrounding communities, the area has seen a 23.7% increase in middle school aged students. School overcrowding continues to be a concern for the community. Efforts are underway to address the issue through several methods. The development of a new middle/high school complex at Patterson Mill, within the Development Envelope, along with the modernization of Bel Air High School will address overcrowding issues in areas now sending students to Fallston schools. Additional revenue sources should also be investigated and implemented to help provide needed educational facilities.

Due to its inclusion in the Development Envelope, the commercial area along U.S. Route 1 will be serviced by public water and sewer. These services will be provided only to those properties within the established Fallston subdistrict. Accordingly, all new commercial development should be oriented toward the U.S. Route 1 commercial corridor and adequately buffered from neighboring residential areas.

Because of this, relocation of the Fallston Hospital, and a State Highway proposal to convert U.S. Route 1 to a six-lane divided highway, a community visioning workshop was held. Residents and business owners joined with the County to create a proposal for the U. S. Route 1 Corridor. The primary issues identified were land use - redevelopment options and transportation - specifically the road network capacity and safety. Synthesizing the conclusions of the workshop members, a vision for the U.S. Route 1 Corridor was created. The proposal shows a tree lined boulevard with a pedestrian network. The community's preference for additional landscaping is reflected in the public open spaces and tree lined streets. Captured and interior site parking should be provided, and these areas should be screened by either landscaping or buildings. The measures necessary to implement this vision will be considered as part of the comprehensive update of the Zoning Code and the Comprehensive Zoning process.

Because a large portion of the Fallston Community Area is agriculturally zoned, maintaining the rural character is a priority. Preservation efforts in the area have protected over 2,700 acres of land, and efforts to increase this number should be pursued. Designation of the Manor Conservancy Rural Legacy Area in 2001 has increased opportunities for property owners to participate in preservation initiatives.

Maintaining the quality and safety of the waters delineated by the Water Source Protection Area in the Winters Run Watershed is also a priority. Additional programs and controls must be developed for these areas to ensure that incompatible land uses are regulated and carefully controlled, and that appropriate development standards are implemented to protect the water sources.



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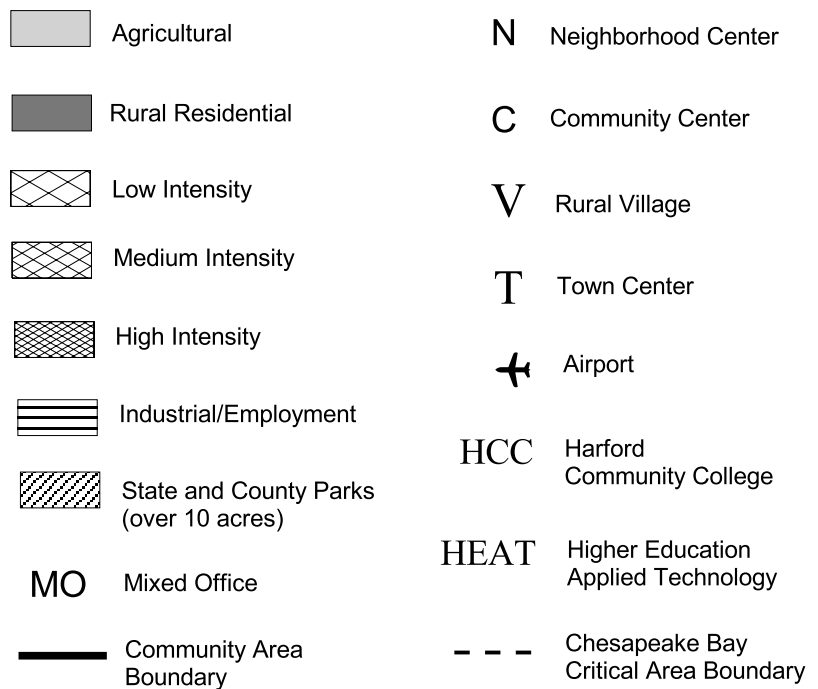
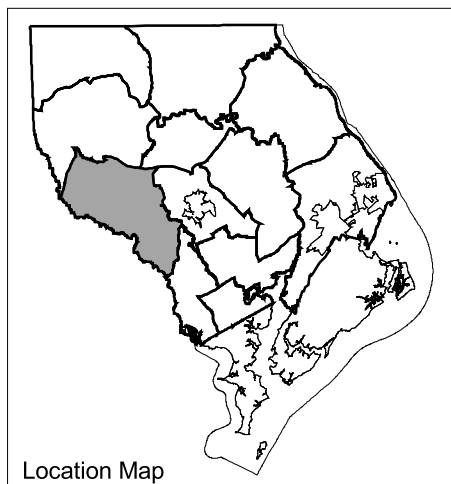


Figure 55 □



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